

**City of Greensboro Planning Department
Zoning Staff Report
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A

Location: 5410 Cedar Field Dr.

Applicant: David C. and Michelle D. Jarman

Owner: David C. and Michelle D. Jarman

From: County RS-15

To: City RS-15

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	1
Net Density	N/A
Existing Land Use	Single Family Dwelling
Acreage	0.232
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Grass / trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential	Co. RS-15
<i>South</i>	Single Family Residential	Co. RS-15
<i>East</i>	Single Family Residential	RS-15
<i>West</i>	Single Family Residential	Co. RS-15

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

RS-15 ZONING DISTRICTS	
RS-15: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 2.5 units per acre or less.	
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TRANSPORTATION	
Street Classification	Cedar Field Drive – Local Street.
Site Access	Existing residential.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Site drains to Greensboro Watershed WSIII WCA tier 4
Floodplains	N/A
Streams	N/A
Other	If any development is proposed site must meet watershed critical area regulations.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this

density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The portion of Highland Grove Subdivision that is in the city limits was annexed effective July 31, 1997. The original zoning of RS-15 was approved by City Council, upon a favorable recommendation by the Zoning Commission, in May 1997.

A 31.6-acre tract to the south, east of Long Valley Road, was originally zoned to RS-12 and the annexation of that property was effective on March 31, 2006.

At its April 10, 2006 meeting, the Zoning Commission unanimously recommended approval of the same zoning for the lot located at 5406 Cedar Field Drive (the second lot to the south of the subject property). That request was heard by the City Council on May 2, 2006.

This property is within the Tier One (Current Growth Area) as shown on the Growth Strategy Map of Connections 2025.

The existing house is connected to City water and sewer. Fire service can be provided to this property with low difficulty and the Police Department estimates very minor impact on its service provision. Other City services can be provided in a manner similar to their provision to the previously annexed properties nearby.

This request is consistent with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. Furthermore, this request is a simple conversion from existing County Zoning RS-15 to City Zoning RS-15.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.